

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property, therefore we recommend that you regularly monitor our website or email us for updates.

Please feel free to reply to your Solicitor or Licensee concerning.

If you require the full EPC certificate direct your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

**England & Wales**

EU Directive 2002/91/EC

Very energy efficient - lower running costs

Very energy efficient - higher running costs

84

86

Energy efficiency rating

Environmental impact (CO<sub>2</sub>) rating

EU Directive 2002/91/EC

Very energy efficient - lower CO<sub>2</sub> emissions

Very energy efficient - higher CO<sub>2</sub> emissions

86

84

Energy efficiency rating

Environmental impact (CO<sub>2</sub>) rating

If you require the full EPC certificate direct to your email address please contact the sales branch marketing at this property and they will email the EPC certificate to you in a PDF format

Please feel free to relay this to your Solicitor or License Conveyor.



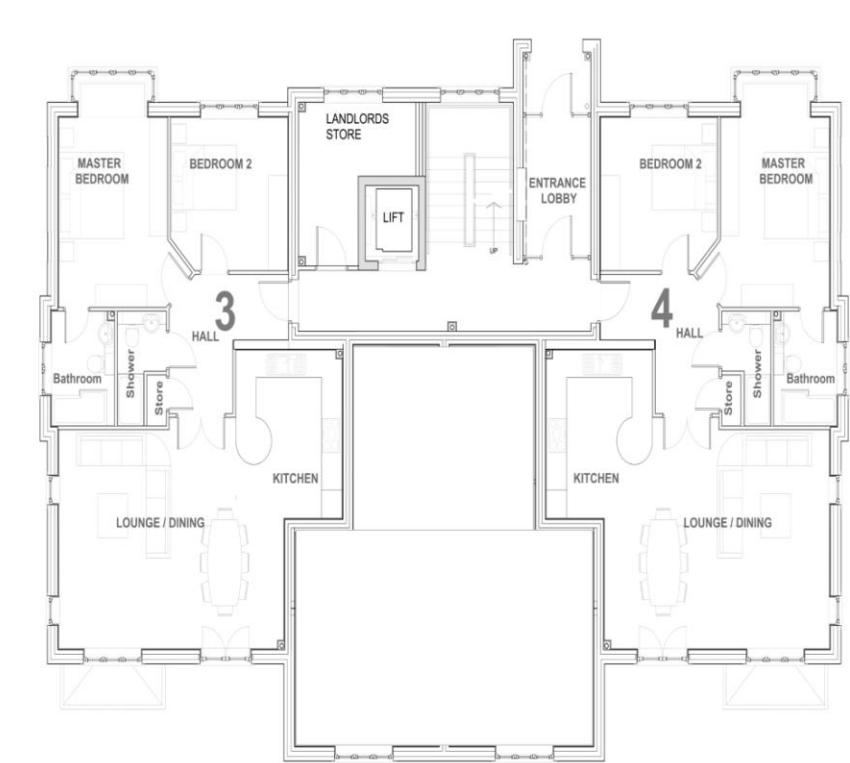
**green**  
& company



- Luxury 2 Bed Ground Floor Apartment
- En-Suite Bathroom & Shower Room
- New Build
- Long Lease
- Lift
- Alarm & CCTV System

Apartment 3 Tudor Place, 2 Park View,  
Sutton Coldfield, B73 6BW

Asking Price Of  
£399,000



GROUND FLOOR PLAN

Property Description

A unique opportunity to acquire one of the very few remaining sites next to Sutton park, 8 luxury apartments with secure parking in a superb central Sutton Coldfield location overlooking beautiful landscaped gardens and being at the highest of quality throughout. The development has gated access, parking for 2 cars, a Global Home Warranty for 10 years, a lift, alarm system, CCTV, leaded windows and underfloor gas central heating.

Kitchens come with an integrated dishwasher, washing machine/dryer, fridge/freezer, built in oven, gas hob with extractor canopy over, LED lighting for wall cupboards and plinths with granite work tops. There are carpets in the Bedrooms and Lounges, tiled flooring in the Hall and Kitchens. Bathrooms and En-Suites come with vanity units and black granite tops. Fit out with quality sanitary ware, porcelain tiled floors and part tiled walls.

1009sq ft

HALL

OPEN PLAN LOUNGE WITH DINING AREA AND KITCHEN

MASTER BEDROOM WITH EN-SUITE BATHROOM

BEDROOM TWO

SHOWER ROOM

The apartment has a Juliette balcony.

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is leasehold with approximately 250 years remaining with the Service Charge is currently running at £1,800 per annum including Ground Rent. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus,

equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.